

NOTE: UNABLE TO DETERMINE TYPES, SIZES & INVERTS DUE TO THE PIPES BEING RECESSED. APPEARS TO BE A LARGE STORMWATER VAULT FULL OF WATER.

STORM MANHOLE  
TOP=92.45'  
BOTTOM=85.23'  
UNKNOWN PIPE  
(RECESSED)

10' EASEMENT FOR UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, TRAFFIC CONTROL DEVICES & SIGNAGE PER ORB 3936, PG 1508

BEARING BASIS  
N00°54'09"W 264.26'(M)  
N00°54'25"W 264.26'(D)

SANITARY MANHOLE  
TOP=92.51'  
N INVERT=80.89'  
S INVERT=81.01'  
E INVERT=80.97'  
W INVERT=81.71'

FOUND 4"x4" CM (LB6846)  
16" RCP  
N00°11'11"W 60.10'(M)  
N00°11'27"W 60.10'(D)

STORM MANHOLE  
TOP=92.38'  
W INVERT=87.78'

FOUND 4"x4" CM (LB6846)

SANITARY MANHOLE  
TOP=91.61'  
N INVERT=81.96'  
E INVERT=82.11'  
W INVERT=82.00'

R=2798.03'(C)  
L=322.85'(C)  
Δ=06°36'40"(C)  
CHB=N03°29'31"W(C)  
N03°29'47"W(D)  
CHD=322.67'(C)  
322.68'(D)

10' EASEMENT FOR UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, TRAFFIC CONTROL DEVICES & SIGNAGE PER ORB 3936, PG 1508

VER CORPORATION EASEMENT PER ORB 1553, PG 2

OWNER: ORLANDO OFFICECENTER LLC  
PARCEL NO.: 23-23-30-5127-01-003  
TRACT B (CONSERVATION)  
PER PB 66, PG 128

OWNER: CARTER, DARYL M. TRUST  
PARCEL NO.: 23-23-30-5127-01-002

OWNER: CARTER, DARYL M. TRUST  
PARCEL NO.: 23-23-30-5127-01-000

SET 1/2" IRC (LB6393)

N89°39'58"E 467.65'(D)  
N89°40'14"E 467.64'(C)

SITE BENCHMARK #2  
FOUND N&D (LB6846)  
(0.16' S, 0.33' E)  
ELEVATION=92.90'

10' SIDE/REAR YARD PARKING LINE PER ORB 3936, PG 1508  
10' SIDE BUILDING LINE PER ORB 6707, PG 3330  
25' SIDE/REAR YARD BUILDING LINE PER 3936, PG 1508

TRACT B (CONSERVATION)  
PER PB 66, PG 128

ZONE "A"  
ZONE "X"

SLOPE EASEMENT PER ORB 6242, PG 3289 (CROSS HATCHED)

35' FRONT YARD BUILDING LINE PER 3936, PG 1508

OWNER: MDX HOLDINGS LLC  
PARCEL NO.: 23-23-30-5127-01-007

LOT 1 PER ORB 6067, PG 1194 & PB 66, PG 128  
PARCEL #1 PER ORI #2019003403

WEST LINE OF SE 1/4 OF SW 1/4 OF SECTION 23

SLOPE EASEMENT PER ORB 6242, PG 3289 (CROSS HATCHED)

25' FRONT YARD BUILDING LINE PER ORB 6707, PG 3330

35' FRONT YARD BUILDING LINE PER 3936, PG 1508

27' RIGHT-OF-WAY & UTILITY EASEMENT PER ORB 5760, PG 554 & ORB 5641, PG 3046

70' FRONT YARD BUILDING LINE PER 3936, PG 1508

25' FRONT YARD BUILDING LINE PER ORB 6707, PG 3330

35' FRONT YARD BUILDING LINE PER 3936, PG 1508

NORTH RIGHT-OF-WAY LINE

FOUND N&D (LB6846)

N87°03'59"W 190.43'(C)  
N87°04'23"W 190.40'(D)

S89°37'09"W 102.97'(M)  
S89°36'53"W 102.97'(D)

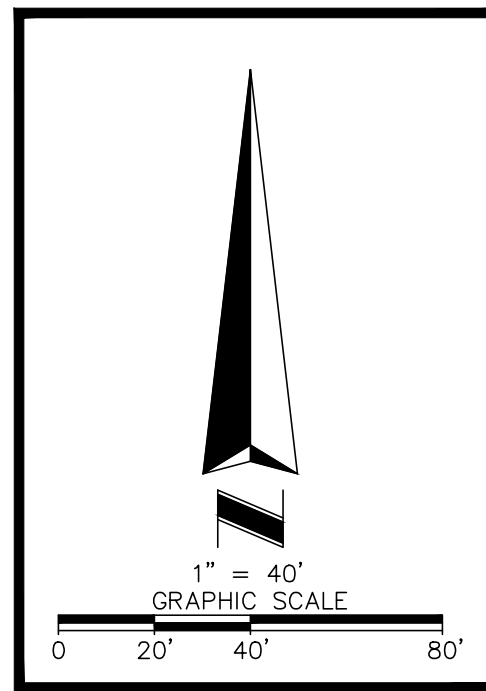
LEE VISTA BOULEVARD

FOUND N&D (LB6846)

SITE BENCHMARK #1  
FOUND N&D (LB6846)  
ELEVATION=91.40'

NOTE: UNABLE TO DETERMINE TYPE, SIZE & INVERT DUE TO THE STRUCTURE BEING PARTIALLY FULL OF WATER COVERING THE PIPE.

10' EASEMENT FOR UTILITIES, DRAINAGE, LANDSCAPING, SIDEWALKS, TRAFFIC CONTROL DEVICES & SIGNAGE PER ORB 3936, PG 1508



## LEGAL DESCRIPTION

(PER OFFICIAL RECORDS INSTRUMENT NO. 20210494809)

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, FLORIDA, BEING A PORTION OF LOT 1 AND TRACT B OF "LOT 8 AND TRACT B ORLANDO CORPORATE CENTRE PHASE 2" AS RECORDED IN PLAT BOOK 66, PAGES 128-131 OF THE PUBLIC OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF LEE VISTA BOULEVARD (VARIABLE-WIDTH RIGHT OF WAY) THE FOLLOWING THREE (3) COURSES: 1) S89°36'59"W, A DISTANCE OF 105.58 FEET; 2) N87°04'23"W, A DISTANCE OF 190.40 FEET; 3) S89°36'53"W, A DISTANCE OF 102.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH GOLDENROD ROAD (VARIABLE-WIDTH RIGHT OF WAY); THENCE WITH SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) N46°17'43"W, A DISTANCE OF 63.49 FEET; 2) NORTHWESTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2798.03 FEET, A CENTRAL ANGLE OF 6°36'40" AND A CHORD BEARING AND DISTANCE OF N03°29'47"W, 322.68 FEET) FOR AN ARC DISTANCE OF 322.86 FEET TO A POINT OF TANGENCY; 3) N00°11'27"W, A DISTANCE OF 60.10 FEET; 4) N00°54'25"W, A DISTANCE OF 264.26 FEET; THENCE THROUGH SAID LOT 1 AND A PORTION OF SAID TRACT B, N89°39'58"E, A DISTANCE OF 467.65 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S00°05'00"E, A DISTANCE OF 701.32 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON EASTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD, WHICH BEARS NORTH D0°54'09" WEST, PER STATE PLANE COORDINATE DATUM.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKINGS, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
- ALL RECORDING INFORMATION CITED HEREON REFERS TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- VERTICAL INFORMATION BASED ON: BENCHMARK "BM 7018" HAVING A PUBLISHED ELEVATION OF 81.53180' (NAVD 88) DESCRIBED AS: 3" STAMPED, ALUMINUM DISC SET IN INLET.
- THIS IS NOT A BOUNDARY SURVEY, IT IS INTENDED TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.

## FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "A" & ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120186 0435 G (MAP NO. 1209500435G), WHICH BEARS AN EFFECTIVE DATE OF 06/20/2018, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "A" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, NO BASE FLOOD ELEVATIONS DETERMINED. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

## LEGEND

	ASPHALT SURFACE		CENTRAL ANGLE
	CONCRETE SURFACE		CALCULATED DATA
	FOUND MONUMENT AS NOTED		CHORD BEARING
	FOUND CM AS NOTED		CHORD LENGTH
	SET MONUMENT AS NOTED		CONCRETE MONUMENT
	ELECTRIC BOX		DEED DATA
	FIBER OPTIC MARKER		IRON ROD & CAP
	GUY ANCHOR		ARC LENGTH
	LIGHT POLE		FIELD MEASURED DATA
	SANITARY MANHOLE		NAIL & DISK
	STORM MANHOLE		OFFICIAL RECORDS BOOK
	SIGN		OFFICIAL RECORDS INSTRUMENT
	TRAFFIC SIGNAL BOX		PLAT BOOK
	TRAFFIC SIGNAL POST		POINT OF BEGINNING
	UTILITY POLE		POINT OF COMMENCEMENT
	UTILITY VAULT		PAGE(S)
	BURIED SANITARY SEWER LINE		PVC POLYVINYL CHLORIDE PIPE
	BURIED STORM SEWER LINE		REINFORCED CONCRETE PIPE
	OVERHEAD UTILITY LINE(S)		RADIUS
			SQ.FT. SQUARE FEET

SHEET 1  
OF 1

I HEREBY CERTIFY THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPER IN CHAPTER 5J-17, FLORIDA STATUTES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

E. GLENN TURNER PSM #5643  
DATE

DATE	REVISIONS	TECH	ECW
03/23/23	SURVEY REVISED		

TOPOGRAPHIC SURVEY OF  
LEE VISTA BOULEVARD  
A PORTION OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST  
ORANGE COUNTY  
ORLANDO, FLORIDA

ASM  
AMERICAN SURVEYING & MAPPING, INC.  
CERTIFICATION OF AUTHORIZATION NUMBER LJM5503  
MAYLAND, FLORIDA 32705  
WWW.ASM-SURVEYING.COM

JOB NO.: 230119  
SCALE: 1"=40'  
FIELD DATE: 03/15/2023  
FIELD BY: AD  
DRAWN BY: EGW  
APPROVED BY: #  
DRAWING FILE: #  
230119\_LOT 1 LEE VISTA.DWG